

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Filed for Record in:  
BRAZOS COUNTY

On: Dec 16, 2014 at 10:23:50

AS A  
Filing Real Estate Notice

the cost 2.00

Receipt Number - 531751

By:  
Ashlie Peters-Poumou

**BRAZOS County Deed of Trust:**

**Dated:** July 19, 2013

**Amount:** \$220,797.00

**Grantor(s):** BRYAN G. MCMURRAY and JESSICA MCMURRAY

**Original Mortgagee:** GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

**Current Mortgagee:** GUILD MORTGAGE COMPANY

**Mortgagee Address:** GUILD MORTGAGE COMPANY, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

**Recording Information:** Document No. 01164326

**Legal Description:** LOT NINE (9), BLOCK THIRTEEN (13), CREEK MEADOWS SECTION 1B, PHASE 4, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8028, PAGE 248, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

**Date of Sale:** February 3, 2015 between the hours of 11:00 AM. and 2:00 PM.

**Earliest Time Sale Will Begin:** 11:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PETE FLOREZ OR ORLANDO ROSAS OR SHARON ST. PIERRE OR TYLER MARTIN OR ZACHARY FLOREZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

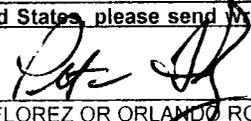
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2014-028315

  
PETE FLOREZ OR ORLANDO ROSAS OR SHARON ST. PIERRE OR  
TYLER MARTIN OR ZACHARY FLOREZ  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039



**NOTICE OF FORECLOSURE SALE** Filed: Dec 30, 2014 at 02:39P

**1. Property to Be Sold.** The property to be sold is described as follows:

LOT SEVEN (7), BLOCK ONE (1), AUSTIN'S COLONY PHASE TWO, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2441, PAGE 199, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/13/2013 and recorded in Book 11614 Page 164 Document 01170529 real property records of Brazos County, Texas. Re-filed in Book 11669 Page 251 real property records of Brazos County, Texas. Re-filed in Document 01173838 real property records of Brazos County, Texas.

**3. Date, Time, and Place of Sale.**

Date: 02/03/2015

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: Brazos County Courthouse, Texas, at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

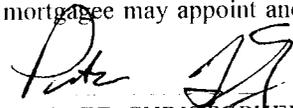
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**5. Obligations Secured.** The Deed of Trust executed by JESSICA LYNN GRIMES AND CHARLES A GRIMES AND DANIEL EDWIN GRIMES AND ANN GRIMES, provides that it secures the payment of the indebtedness in the original principal amount of \$190,976.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Pacific Union Financial, LLC is the current mortgagee of the note and deed of trust and PACIFIC UNION FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Pacific Union Financial, LLC c/o PACIFIC UNION FINANCIAL, LLC, 1603 LBJ Freeway, Suite 500, Dallas, TX 75234 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.



PETE FLOREZ, CHRIS TOPHER FLOREZ, ORLANDO ROSAS, SHARON ST. PIERRE OR MICHAEL W. ZIENTZ  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

14-000081-840  
2307 BASTROP CIR  
BRYAN, TX 77808

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**NOTICE OF TRUSTEE'S SALE**

On: Dec 30, 2014 at 02:39P

WHEREAS, on or about SEPTEMBER 25, 2013, LORI A LAGRONE A SINGLE WOMAN, executed a Deed of Trust/Security Instrument conveying to JEFFREY E. BODE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR MID AMERICA MORTGAGE INC., AN OHIO CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 01171941, Volume 11638, Page 70, in the DEED OF TRUST OR REAL PROPERTY records of BRAZOS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust /Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, FEBRUARY 3, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BRAZOS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT TWO (2), BLOCK FOUR (4), RAIN TREE SECTION ONE, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 373, PAGE 461 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

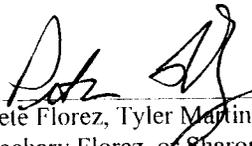
Property Address: 7803 APPOMATTOX DRIVE  
COLLEGE STATION, TX 77845  
Mortgage Servicer: LOANCARE  
Noteholder: MID AMERICA MORTGAGE, INC  
3637 SENTARA WAY, SUITE 303  
VIRGINIA BEACH, VA 23452

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

WITNESS MY HAND this day, December 30, 2014.

  
Pete Florez, Tyler Martin, Orlando Rosas,  
Zachary Florez, or Sharon St. Pierre, Substitute  
Trustee

Marinosci Law Group PC  
Marinosci & Baxter  
14643 Dallas Pkwy, Suite 750  
Dallas, TX 75254  
(972) 331-2300

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

as a  
Postpaid Real Estate Notice

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

1. **Date, Time, and Place of Sale.**

**Date:** February 03, 2015

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place:** THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 19, 2006 and recorded in Document VOLUME 7603, PAGE 153 real property records of BRAZOS County, Texas, with RAQUEL CASTANEDA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

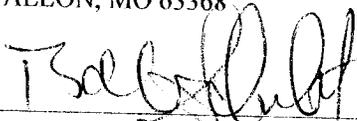
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RAQUEL CASTANEDA, securing the payment of the indebtednesses in the original principal amount of \$81,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

LOT TWENTY-FOUR (24), BLOCK TWO (2), CREEKWOOD ESTATES PHASE TWO, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 381, PAGE 827 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MO 63368



BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001



NOS00000004758454

Our File Number: 14-08401

On: Jan 12, 2015 at 10:34:34

Name: BILLY CLARK, A MARRIED MAN, AND KENDRA N. CLARK, HIS WIFE, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP

As a  
Public Real Estate Notice

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on DECEMBER 19, 2008, BILLY CLARK, A MARRIED MAN, AND KENDRA N. CLARK, HIS WIFE, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, executed a Deed of Trust/Security Instrument conveying to CULLY LIPSEY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR QUICKEN LOANS INC, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 01017093, Volume 8911, Page 52, in the DEED OF TRUST OR REAL PROPERTY records of BRAZOS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, FEBRUARY 3, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BRAZOS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT FIFTEEN (15), BLOCK FOUR (4), WHEELER RIDGE, PHASE ONE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 380, PAGE 337 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

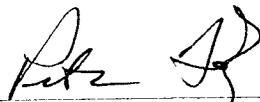
Property Address: 4102 WILLOW OAK ST  
BRYAN, TX 77802-3636  
Mortgage Servicer: CALIBER HOME LOANS, INC.  
Noteholder: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST  
13801 WIRELESS WAY  
OKLAHOMA CITY, OK 73134

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

WITNESS MY HAND this day, January 12, 2015.

  
Pete Florez, Tyler Martin, Orlando Rosas,  
Zachary Florez, or Sharon St. Pierre, Substitute  
Trustee

Marinosci Law Group PC  
Marinosci & Baxter  
14643 Dallas Pkwy, Suite 750  
Dallas, TX 75254  
(972) 331-2300



4505860

CITIMORTGAGE, INC. (CMI)  
ALBA, RICARDO P.  
2396 DRIFTWOOD DRIVE, BRYAN, TX 77803

FHA 493-8970599-703-203  
Our File Number: 14-018886

Filed for Record in  
Brazos County  
On Sep 17, 2015 at 10:53 AM  
As a  
Postage Paid Letter Holder

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 4, 2009, RICARDO P. ALBA JOINED HEREIN PRO FORMA BY HIS WIFE, JOYCE G. ALBA, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNKSY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIME LENDING, A PLAINSCAPITAL COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of BRAZOS COUNTY, TX and is recorded under Clerk's File/Instrument Number 01022043, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

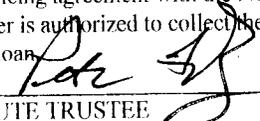
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **February 3, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BRAZOS COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of BRAZOS, State of Texas:

LOT SEVEN (7) , INCLUSIVE BLOCK TWO (2) , BRYAN PLACE NORTH PHASE THREE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6800, PAGE 153 OF THE OFFICAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 2396 DRIFTWOOD DRIVE  
BRYAN, TX 77803  
Mortgage Servicer: CITIMORTGAGE, INC.  
Noteholder: CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MISSOURI 63368-2240

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

  
SUBSTITUTE TRUSTEE  
PETE FLOREZ OR ZACHARY FLOREZ OR ORLANDO ROSAS OR BOBBY BROWNc/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC in and for \_\_\_\_\_ COUNTY,  
My commission expires: \_\_\_\_\_  
Type or Print Name of Notary \_\_\_\_\_

Juan Manuel Garcia Jr and Mindi Garcia  
16229 FM 974  
Bryan, Texas 77808  
Our file #0814-060F

**ATTENTION SERVICE MEMBERS:**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on October 25, 2010, Juan Manuel Garcia Jr and Mindi Garcia executed a Deed of Trust conveying to Chris Peirson, a Trustee, the Real Estate hereinafter described, to secure Broker Solutions, Inc. DBA New American Funding, a California Corporation in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 01079284, Volume 9955, Page 200 in the Real Property Records of Brazos County, Texas; and

**WHEREAS**, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, February 3, 2015, the foreclosure sale will be conducted in Brazos County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11am and not later than 2pm and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Brazos, State of Texas:

**ALL OF LOT ONE (1), GREEN MEADOWS ESTATES, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6216, PAGE 82, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.**

Bank of America, National Association is the mortgage servicer for the mortgagee of the Deed of Trust. Bank of America, National Association and the mortgagee have entered into an agreement granting Bank of America, National Association authority to service the mortgage. Bank of America, National Association, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Bank of America, National Association. Pursuant to the Servicing Agreement, Bank of America, National Association is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Bank of America, National Association, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Bank of America, National Association, PO Box 940335, Simi Valley, CA 93094-0335.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.



**Pete Florez, Substitute Trustee, or  
Zachary Florez, Successor Substitute Trustee, or  
Orlando Rosas, Successor Substitute Trustee, or  
Bobby Brown, Successor Substitute Trustee, or**

Notice sent by:  
**HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas 77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

### NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** April 29, 2008

**Grantor(s):** Hank Walshak and wife, Megan Walshak

**Original Trustee:** George M. Shanks

**Original Mortgagee:** Mortgage Electronic Registration Systems Inc., as nominee for NTFN, Inc. its successors and assigns

**Recording Information:** Vol. 8571, Page 38, or Clerk's File No. 00996107, in the Official Public Records of BRAZOS County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, National Association whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 02/03/2015      **Earliest Time Sale Will Begin:** 11:00 AM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**Legal Description:**

LOTS THIRTY-ONE (31) AND THIRTY-TWO (32), BLOCK "C", SHADOWOOD SUBDIVISION PHASE 1, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 575, PAGE 279 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

**Place of Sale of Property:**

The foreclosure sale will be conducted in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Pete Florez, Christopher Florez, Orlando Rosas, Sharon St. Pierre,  
Zachary Florez, Mary M. Speidel  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161, Ste 305.  
Irving, TX 75039

**For Information:**

Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East, Suite 450  
Houston, TX 77060 / (281) 925-5200



4505336

## NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codillis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** August 25, 1999

**Grantor(s):** Robert D. Haveron, a Married Man joined here proforma by his spouse Mary S. Haveron

**Original Trustee:** Jay Don Watson

**Original Mortgagee:** Shasta Financial Services, A California Corporation

**Recording Information:** Vol. 03608, Page 00175, or Clerk's File No. 0697154, in the Official Public Records of BRAZOS County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, National Association whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 02/03/2015

**Earliest Time Sale Will Begin:** 11:00 AM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT TWO (2) WILLOWBEND SUBDIVISION, AN ADDITION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3018, PAGE 141, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

**Place of Sale of Property:**

The foreclosure sale will be conducted in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**

Codillis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East, Suite 450  
Houston, TX 77060 / (281) 925-5200

  
Pete Florez, Christopher Florez, Orlando Rosas, Sharon St. Pierre,  
Zachary Florez, Mary M. Speidel  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161, Ste 305.  
Irving, TX 75039



4505371

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

As a

Trustee of the Estate of

**DEED OF TRUST INFORMATION:**

<b>Date:</b>	07/08/2002	Amount:	7.00
<b>Grantor(s):</b>	WILLIAM A. STEVENS, JR., AN UNMARRIED PERSON	Record Number:	124194
<b>Original Mortgagee:</b>	FIRST AMERICAN BANK, SSB	By:	
<b>Original Principal:</b>	\$150,246.00	County:	Brazos
<b>Recording Information:</b>	Book 4717 Page 1 Instrument 00781565		
<b>Property County:</b>	Brazos		
<b>Property:</b>	LOT ELEVEN (11), BLOCK TWO (2), BRIARCREST ESTATES SECTION ONE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 283, PAGE 189 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.		
<b>Reported Address:</b>	2901 PARTRIDGE CIRCLE, BRYAN, TX 77802		

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of February, 2015  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

**Substitute Trustee(s):** Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

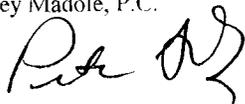
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



15988 PINE TREE ROAD  
BRYAN, TX 77808

000000004920658

000000004920658

000000004920658

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

000000004920658

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

1. **Date, Time, and Place of Sale.**

**Date:** February 03, 2015

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place:** THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 25, 2008 and recorded in Document VOLUME 8570, PAGE 215 real property records of BRAZOS County, Texas, with DAVID ALAN BOUNDS AND LAURA ELLEN BOUNDS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

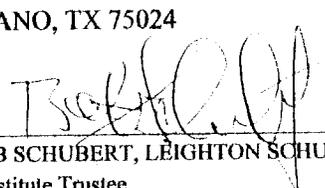
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID ALAN BOUNDS AND LAURA ELLEN BOUNDS, securing the payment of the indebtednesses in the original principal amount of \$205,615.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

TRACT SEVEN (7), EVERGREEN ESTATES, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1778, PAGE 273 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
7105 CORPORATE DRIVE  
PLANO, TX 75024

  
BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001



NOS00000004920658

### NOTICE OF FORECLOSURE SALE

As a  
Public Real Estate Notice

**1. Property to Be Sold.** The property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT THIRTEEN (13), BLOCK ONE (1), PARK FOREST ADDITION PHASE THREE, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 443, PAGE 757 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust, dated 04/17/1997 and recorded in Document 627695 real property records of Brazos County, Texas.

**3. Date, Time, and Place of Sale.**

Date: 02/03/2015

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: Brazos County Courthouse, Texas, at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**5. Obligations Secured.** The Deed of Trust executed by CHARLIE R. SIMS AND LORI SIMS, provides that it secures the payment of the indebtedness in the original principal amount of \$56,953.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

\_\_\_\_\_  
PETE FLOREZ, CHRISTOPHER FLOREZ, ORLANDO  
ROSAS, SHARON ST. PIERRE OR MICHAEL W. ZIENTZ  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

14-001214-570  
3305 SANTA FE TRAIL  
BRYAN, TX 77803

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



On: Jan 17, 2015 at 10:13 P

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

Notary Public  
Notary Seal State of Texas

**DEED OF TRUST INFORMATION:**

**Date:** 06/18/2010

**Grantor(s):** ORLANDO P YANEZ, A SINGLE MAN

**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS

**Original Principal:** \$78,837.00

**Recording Information:** Book 9704 Page 121 Instrument 01065078

**Property County:** Brazos

**Property:**

UNIT TWO (2), BUILDING "D", WOODSTOCK CONDOMINIUM, PHASE I, A CONDOMINIUM PROJECT IN THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, RECORDED IN VOLUME 454, PAGE 638, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATION OF AMENDMENT, MERGER AND ANNEXATION FOR WOODSTOCK CONDOMINIUM, PHASE II, RECORDED IN VOLUME 492, PAGE 143, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND THE SECOND AMENDEMENT TO THE CONDOMINIUM DECLARATION FOR WOODSTOCK CONDOMINIUM FILED IN VOLUME 495, PAGE 441, DEED RECORDS, BRAZOS COUNTY, TEXAS.

**Reported Address:** 1900 DARTMOUTH ST UNIT D2, COLLEGE STATION, TX 77840-3945

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, NA

**Mortgage Servicer:** Wells Fargo Bank, N. A.

**Current Beneficiary:** Wells Fargo Bank, NA

**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of February, 2015

**Time of Sale:** 11:00AM or within three hours thereafter.

**Place of Sale:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

**Substitute Trustee(s):** Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

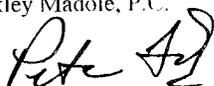
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 06/13/2008  
**Grantor(s):** CANDACE GARRARD  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$87,203.00  
**Recording Information:** Book 8649 Page 218 Instrument 01000932  
**Property County:** Brazos  
**Property:** NORTH 120' OF LOT ONE (1), BLOCK ONE (1), BATTIS' ADDITION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 38, PAGE 560 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.  
**Reported Address:** 1203 URSULINE AVENUE, BRYAN, TX 77803

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of February, 2015  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.  
**Substitute Trustee(s):** Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

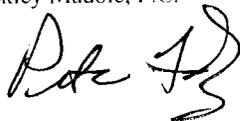
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



1725 HARVEY MITCHELL PARKWAY 22B  
COLLEGE STATION, TX 77840

000000004756037

000000004756037

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

1. **Date, Time, and Place of Sale.**

**Date:** February 03, 2015

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place:** THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 19, 2007 and recorded in Document VOLUME 8387, PAGE 23 real property records of BRAZOS County, Texas, with TIMOTHY M WELLES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

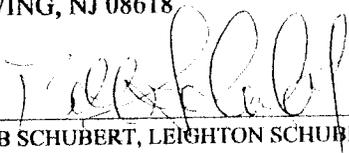
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TIMOTHY M WELLES, securing the payment of the indebtednesses in the original principal amount of \$167,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618



BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001



NOS0000004756037

## EXHIBIT "A"

## TRACT ONE: FEE SIMPLE

UNIT TWENTY-TWO B (22B), BUILDING TWENTY-TWO (22), THE WOODLANDS OF COLLEGE STATION RESIDENTIAL SUB-CONDOMINIUMS, A CONDOMINIUM PROJECT IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE MASTER CONDOMINIUM DECLARATION THEREOF, IN VOLUME 8145, PAGE 143; THE SUBORDINATE CONDOMINIUM DECLARATION, IN VOLUME 8146, PAGE 1; THE FIRST AMENDMENT TO SUBORDINATE DECLARATION OF CONDOMINIUM REGIME IN VOLUME 8152, PAGE 60; AND THE SECOND AMENDMENT TO SUBORDINATE DECLARATION OF CONDOMINIUM REGIME IN VOLUME 8158, PAGE 195, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

## TRACT TWO: EASEMENT

ACCESS EASEMENT RIGHTS UNDER THE TERMS, CONDITIONS AND STIPULATIONS AS CREATED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED AUGUST 4, 2006 AND RECORDED IN VOLUME 7498, PAGE 255 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.



NOS0000004756037

Filed for Record in:  
Brazos County  
On Jan 12, 2015 at 10:12 AM  
As a  
Public Real Estate Sale  
Book 1000309-1  
Page 1  
Book & Page

**NOTICE OF FORECLOSURE SALE**

State of Texas            §  
                                      §  
County of Brazos        §

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described as follows:

LOT TWENTY-TWO (22), BLOCK "P", RESUBDIVISION OF BLOCKS "N" AND "P", UNIVERSITY PARK II SUBDIVISION, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 519, PAGE 384 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

**Date:** February 3, 2015  
**Time:** The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.  
**Place:** Brazos County Courthouse in **Bryan, Texas**, at the following location: the area designated by the Commissioners Court of **Bryan, Brazos County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **REBA MIGUES, Jay P. Migues**.
5. **Obligations Secured.** The Deed of Trust is dated **January 7, 2005**, and is recorded in the office of the County Clerk of **Brazos County, Texas**, in/under **00879325, Book 6468, Page 115, Official Public Records of Brazos County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$103,500.00**, executed by **REBA MIGUES, Jay P. Migues**, and payable to the order of **BANK OF AMERICA, N.A.**

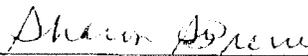
**Original Mortgagee: BANK OF AMERICA, N.A..**

**Current Mortgagee of Record: Wells Fargo Bank N.A., as Trustee for Banc of America Alternative Loan Trust 2005-2** whose address is **350 Highland Drive, Lewisville, TX 75067**.

6. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Sent by: Jeffrey B. Lewis  
Robertson Anschutz Vettors  
10333 Richmond Avenue, Suite 550  
Houston, TX 77042

DATED January 12, 2015.

  
**Sharon St. Pierre and/or Robert LaMont and/or Sheryl LaMont and/or Darian Goddard**, Substitute Trustee  
c/o Robertson Anschutz Vettors 01-12-2015  
10333 Richmond Avenue, Suite 550  
Houston, TX 77042  
Phone: 713-980-9500

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**NOTICE OF FORECLOSURE SALE**

State of Texas           §  
                                  §  
County of Brazos       §

                                  §  
                                  §  
                                  §

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

ALL OF LOT SEVENTY-TWO (72), BLOCK ONE (1), OAK MEADOW SUBDIVISION, PHASE 3, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7099, PAGE 243 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **February 3, 2015**  
Time: The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.  
Place: **Brazos County Courthouse in Bryan, Texas**, at the following location: the area designated by the Commissioners Court of **Bryan, Brazos County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the

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*E.S. Jefferson*

applicable property records to determine the nature and extent of such matters, if any.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Stephanie Jefferson, Charles Jefferson.**
5. **Obligations Secured.** The Deed of Trust is dated **May 23, 2009**, and is recorded in the office of the County Clerk of **Brazos County, Texas**, in/under **Document No. 01031028, Volume 9137, Page 16, Official Public Records of Brazos County, Texas.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$15,670,200.00**, executed by **Stephanie Jefferson, Charles Jefferson**, and payable to the order of **Flagstar Bank, FSB, A Federally Chartered Savings Bank.**

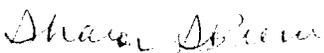
**Original Mortgagee: Flagstar Bank, FSB, A Federally Chartered Savings Bank.**

**Current Mortgagee of Record: Flagstar Bank, FSB whose address is 5151 Corporate Drive, Troy, MI 48098.**

6. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Sent by: Jeffrey B. Lewis  
Robertson Anschutz Veters  
10333 Richmond Avenue, Suite 550  
Houston, TX 77042

DATED January 8, 2015.

  
**Sharon St. Pierre and/or Robert LaMont and/or Sheryl LaMont and/or Darian Goddard**, Substitute Trustee  
c/o Robertson Anschutz Veters  
10333 Richmond Avenue, Suite 550  
Houston, TX 77042  
Phone: 713-980-9500

01-12-2015

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**NOTICE OF FORECLOSURE SALE**

State of Texas §  
§  
County of Brazos §

Amount \$ 2,000  
Deed or Mortgage No. 531221  
Date of Sale  
Reference to Deed

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described as follows:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT SIX (6), BLOCK EIGHT (8), FIRST SUBDIVISION OF LYNNDALE ACRES, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 167, PAGE 539, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: **February 3, 2015**  
Time: The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.  
Place: **Brazos County Courthouse in Bryan, Texas**, at the following location: the area designated by the Commissioners Court of **Bryan, Brazos County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the

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applicable property records to determine the nature and extent of such matters, if any.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Angela Noel Graves**.
5. **Obligations Secured.** The Deed of Trust is dated **June 22, 2005**, and is recorded in the office of the County Clerk of **Brazos County, Texas**, in/under **00895431, Book 6756, Page 142, Official Public Records of Brazos County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$60,000.00**, executed by **Angela Noel Graves**, and payable to the order of **State Bank**.

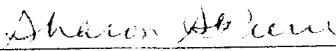
**Original Mortgagee: State Bank.**

**Current Mortgagee of Record: TIB-The Independent BankersBank** whose address is **11701 Luna Road, Farmers Branch, TX 75234**.

6. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Sent by: Jeffrey B. Lewis  
Robertson Anschutz Vettors  
10333 Richmond Avenue, Suite 550  
Houston, TX 77042

DATED January 8, 2015.

  
**Sharon St. Pierre and/or Robert LaMont and/or Sheryl LaMont and/or Darian Goddard**, Substitute Trustee  
c/o Robertson Anschutz Vettors *01-12-2015*  
10333 Richmond Avenue, Suite 550  
Houston, TX 77042  
Phone: 713-980-9500

### Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

**1. Date, Time, and Place of Sale.**

**Date:** 02/03/2015

**Time:** The sale will begin at 11:00 AM or not later than three hours after that time

**Place:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS

OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**Property Address:** 1900 Russell Drive, Bryan, TX 77803

**2. Terms of Sale:** Cash

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 06/23/2006 and recorded 06/26/2006 in **Document 00930857 in (book) OR 7405, (page) 254**, real property records of Brazos county Texas, with Tracy McGruder, an Unmarried Person grantor(s) and Fieldstone Mortgage Company, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary, as Beneficiary.

**4. Obligation Secured:** Deed of Trust of Contract Lien executed by Tracy McGruder, an Unmarried Person securing the payment of the indebtedness in the original principal amount of \$75,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **HSBC Bank USA, National Association, as Trustee of the Fieldstone Mortgage Investment Trust, Series 2006-3** is the current mortgagee of the note and the deed of trust or contract lien.

**5. Property to be sold:** The property to be sold is described as follows:

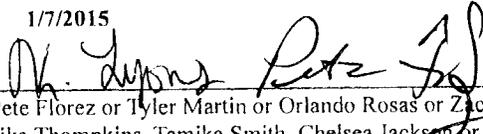
**LOT ONE (1), BLOCK THREE (3), FIRST SUBDIVISION OF LYNNDALE ACRES, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 167, PAGE 539 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.**



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6. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC.**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/o Ocwen Loan Servicing, LLC**  
**1661 Worthington Rd., Suite 100**  
**West Palm Beach, FL 33409**  
**561-682-8000**  
**1/7/2015**

  
Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre or Stephanie Spurlock,  
Laterrika Thompkins, Tamika Smith, Chelsea Jackson or Keisha Lyons

Substitute Trustee  
C/o Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
ATTN: Trustee Department  
Telephone: 855-427-2204  
Fax: (866)-960-8298